

Town of Lancaster

TOWN PLANNING BOARD
21 Central Avenue
Lancaster, New York 14086

May 18, 2022

Planning Board Members:

Neil Connelly, Chairman
Rebecca Anderson
John Copas
Anthony Gorski
Joseph Keefe
Stanley Jay Keysa III
Lawrence Korzeniewski

Town Board Members:

Ronald Ruffino, Sr., Supervisor
Mark Burkard
Adam Dickman
Robert Leary
David Mazur

Engineering Consultant:

Ed Schiller, Wm. Schutt & Associates

Town Attorney:

Thomas Fowler, Jr.

Town Highway Superintendent:

John Pilato

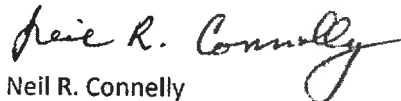
Building & Zoning Inspector:

Matthew Fischione

Ladies/Gentlemen:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held May 18th, 2022. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting and may be amended before approval.

Sincerely yours,



Neil R. Connelly
Planning Board Chairman

NRC:sg

A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at Town Hall, 21 Central Avenue, Lancaster, NY on the 18th day of May 2022 at 7:00 P.M. and there were present:

PRESENT: Rebecca Anderson, Member
John Copas, Member
Anthony Gorski, Member
Joseph Keefe, Member
Lawrence Korzeniewski, Member

EXCUSED: Neil Connelly, Chairman
Stanley Jay Keysa III, Member

ABSENT: None

ALSO PRESENT: None

Town Board Members: Councilman Dave Mazur

Other Elected Officials: None

Town Staff: Emily Orlando, Deputy Town Attorney
Ed Schiller of Wm. Schutt & Assoc.
Matt Fischione, Code Enforcement Officer
Sherry Guarino, Recording Secretary

Meeting called to order by Member Joseph Keefe at 7:00 p.m.

Pledge of Allegiance led by Member Joseph Keefe.

Roll Call of Planning Board Members:

Chairman Connelly- Excused

Joseph Keefe- Present

Rebecca Anderson- Present

Stanley Jay Keysa III- Excused

John Copas- Present

Lawrence Korzeniewski- Present

Anthony Gorski- Present

Minutes - A motion was made by Member John Copas to approve the minutes from the May 4th, 2022 Planning Board Meeting. Motion seconded by Member Anthony Gorski.

Motion carried.

Member Joseph Keefe informed the Board that on May 12, 2022 Stanley Jay Keysa III submitted his resignation letter from the Planning Board.

TOWN OF LANCASTER PLANNING BOARD COMMUNICATIONS

MAY 18,2022

- 5.18.01 Notice of Public Hearing to be held on 5/16/22 for a Special Use Permit at Anderson's Frozen Custard, 4855 Transit Rd.
- 5.18.02 Memos dated 5/02/22 from the Lancaster Police Department indicating no objection to the Bradley Drive single family dwelling, nor the Try-It Distributing CNG Parking Lot.
- 5.18.03 Letter from Joshua Harris of NYSDOT indicating that upon further review the driveway off of Bowen Rd. for the proposed mixed-use project will be a shared two way driveway.
- 5.18.04 Letter dated 5/12/22 from member Stanley Keysa submitting his resignation from the Planning Board.
- 5.18.05 Letter dated 5/16/22 from Leza Braun, Legal Assistant in the Town Attorney's Office, requesting that an approval NOT be given on 5/18. The correct process should be the TB issues a negative declaration upon SEQR, the ZBA issues the variances, then the PB can recommend approval.
- 5.18.06 SEQR response dated 5/11/22 from the Erie County Division of Environment and Planning, regarding the proposed Car Wash at Central and Walden Avenues.
- 5.18.07 SEQR response dated 5/18/22 from the Erie County DPW indicating additional detail is needed for the extension of the southbound Central Ave. left turn lane.
- 5.18.08 ZBA minutes of 5/12/22.
- 5.18.09 Letter dated 4/26/22 from Adam Massaro of the ECWA regarding the access to public water for Dollar General.
- 5.18.10 Letter dated 5/04/22 from John Pilato, Highway Superintendent, indicating concerns regarding the proposed Bradley Dr. single family home. He recommends that a turn-around be installed.
- 5.18.11 Letter dated 5/16/22 from Matt Fischione, Code Enforcement Officer, stating that the Bradley St. single family project should be classified before starting a coordinated review.
- 5.18.12 Letter dated 5/18/22 from Matt Fischione, Code Enforcement Officer, with comments regarding the Site Plan for 4401 Walden Ave.

**SITE PLAN REVIEW – PROJECT #2210, BROADWAY AND BOWEN DEVELOPMENT, SBL# 116.31-1-3
LOCATED AT 5827 BROADWAY (US ROUTE 20), MOTEL AND MIXED-USE FACILITY, COMMERCIAL SPACE
AND COFFEE SHOP ON FIRST FLOOR**

Lucas James was not present for the meeting. Due to his absence the board could not move forward.

DETERMINATION

Based on the information presented to the Planning Board a motion was made by Member Joseph Keefe to table the project to June 15th at 7p.m. Motion seconded by Member Lawrence Korzeniewski.

Roll call as follows:

Chairman Connelly- EXCUSED

Stanley Jay Keysa III- EXCUSED

Rebecca Anderson- YES

Anthony Gorski- YES

John Copas- YES

Lawrence Korzeniewski- YES

Joseph Keefe- YES

Motion carried.

**SITE PLAN REVIEW – PROJECT #3211, WAREHOUSE ADDITION, SBL# 95.00-4-32.112 LOCATED AT 4401
WALDEN AVE. UNCONDITIONED WAREHOUSE SPACE TO BE ADDED TO EXISTING WAREHOUSE FOR
THE STORAGE OF EQUIPMENT AND/OR MATERIALS**

Waldemar Blaszak was not present for the meeting. Due to his absence the board could not move forward.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Member Lawrence Korzeniewski to table the project to June 1st. Motion seconded by Member Anthony Gorski.

Roll call as follows:

Chairman Connelly- EXCUSED

Stanley Jay Keysa III- EXCUSED

Rebecca Anderson- YES

Anthony Gorski- YES

John Copas- YES

Lawrence Korzeniewski- YES

Joseph Keefe- YES

Motion carried.

Other items discussed:

Deputy Town Attorney Emily Orlando addressed the board about Project #2210, Broadway and Bowen going to the Zoning Board on Monday, May 16th without approval of the SEQR from the Town Board. She advised that after the SEQR is passed by the Planning Board then the Town Board can adopt the Negative Declaration before the Zoning Board can vote on any issues in front of them. At that time it will come back to the Planning Board to recommend approval of the project.

Town's Building and Zoning Inspector Matthew Fischione wanted to bring the following to the Board's attention:

- The owner of 473 Aurora St. mixed use – multifamily facility is attempting to build out their last unit. Because of the size of the facility being built out and being used for a real estate office the parking lot counts would not be in accordance with code. A noncompliance form for relief for parking was given to the owner.
- The Town has a 22-year site plan approval for 495 Erie St. There was a 4,000 sq. ft. building on this parcel. It was approved in 2000 and the owner is adamant that he can build another 4,000 sq. ft. building. This must go in front of the Planning Board to make sure it is compliant with today's standards.
- The lot on William Street near Schwartz Road that was created in 2018 was updated and turned out to be a DEC violation for mowing down wetlands. Matt Fischione anticipates a minor subdivision application from this parcel to come in front of the Planning Board in the near future.

Town Engineer Ed Schiller informed the Planning Board of the Town Board adopting the lot size change to the zoning code at Monday night's Board meeting.

Ed Schiller spoke of a Fill Permit that was requested for the lot on the corner of Pavement and Nichter.

Motion made by Lawrence Korzeniewski at 7:26 p.m. to adjourn the meeting. Seconded by Anthony Gorski.

Motion Carried